

Unit 21/26 Catalina Dr, Mudjimba, Qld 4564

Townhouse For Sale

Wednesday, 8 May 2024



Unit 21/26 Catalina Dr, Mudjimba, Qld 4564

Bedrooms: 3

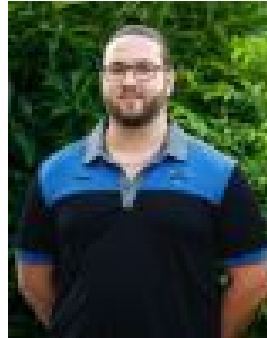
Bathrooms: 2

Parkings: 2

Type: Townhouse



Tony Brown
0411074022



Michael Crichton
0754487700

Offers over \$810,000

Beachfront precincts have an almost magnetic effect. The promise of an active seaside lifestyle with walks along the shore before breakfast and a surf after work making it easy to see the attraction. This home fronts directly onto the reserve which means only one neighbour and house like seclusion. Being an end unit means possible side access for a trailer or boat, and adjacent off-street visitor parking for guests. Very little maintenance, no stairs to climb plus the feeling of privacy and security that comes with living in a gated complex. What's more you can lock up and leave anytime with confidence. The beach isn't the only thing nearby. Walking distance to school, village centre shops/cafes and medical services means less petrol to burn and no fighting for a park when you get there. Designated dune and conservation parks surrounding Mudjimba is what gives it a beach side village vibe. Property brief: 3 bedroom/2 bathroom low-set villa Air-conditioned open living area Large room sizes. Integrated storage Internal 2 x garage (electric door) Updated carpets and newly painted Fenced private courtyard Possible side access boat or van Established trees and landscaping Fronts the Catalina Nature Reserve Gated/secure complex of 25 units Shared swimming pool and BBQ area 10 minute walk to beach/esplanade 1.2km to village centre shops & school Bus stop near the end of the street Rates and rental information: Council rates and unity water charges (approx.. combined): \$3600/year Body Corporate: \$5305/year Permanent rental appraisal: \$750/week Property Code: 3085